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Town of North Reading
Massachusetts

TOWN CLERK
NORTH READING, MA

Community Planning

MINUTES

Tuesday, June 9, 2015

Mr. Cristopher B. Hayden, Chairperson called the Tuesday, June 9, 2015 meeting of the Community Planning Commission to order at 7:30p.m. in Room 5 of the North Reading Town Hall, 235 North Street, North Reading, MA.

MEMBERS

PRESENT: Christopher B. Hayden, Chairperson
William Bellavance, Vice Chairperson
Patricia Romeo, Clerk
Warren Pearce
Joseph Veno

STAFF

PRESENT: Danielle McKnight, Planning Administrator
Debra Savarese, Administrative Assistant

Mr. Hayden informed all present that the meeting is being recorded.

Minutes

Mrs. Romeo moved, seconded by Mr. Pearce and voted 5-0:

that the Community Planning Commission vote to accept the minutes of May 12, 2015 as written.

Mrs. Romeo moved, second by Mr. Bellavance and voted 5-0:

that the Community Planning Commission vote to accept the minutes of May 27, 2015 as written.

4 Pluff Avenue - ANR

Mrs. Romeo moved, seconded by Mr. Veno and voted 5-0:

that the Community Planning Commission vote to endorse as "Approval-Not-Required", the plan entitled "Plan of Land in North Reading, Massachusetts (Middlesex County)"; dated May 26, 2015; drawn by LJR Engineering Inc.

Designation of CPC Member to EDC

Mrs. Romeo moved, seconded by Pearce and voted 5-0:

that the Community Planning Commission vote to nominate Mr. Bellavance to be the CPC's representative member on the Economic Development Committee, for a term to expire on May 30, 2018.

383 Park Street – ANR

Mrs. Romeo moved, seconded by Mr. Pearce and voted 5-0:

that the Community Planning Commission vote to endorse as "Approval-Not-Required", the plan entitled "Subdivision Plan of Assessor's Map 18, Lot 74, 383 Park Street, North Reading, MA 01864"; dated 4/16/2015; drawn by TTI Environmental, Inc.

Mrs. McKnight entered the meeting at 7:45pm

North Reading Transportation/230 Main Street – Bond Release

Mrs. McKnight stated that the as-built was not submitted to the planning department and therefore this item will be placed on the next agenda.

Flash Road – Bond Release

The consensus of the commission is that the trees should be inspected in the fall and that the bond will not be released until then.

Mrs. Romeo moved, seconded by Mr. Bellavance and voted 5-0:

that the Community Planning Commission vote not to release the bond until the trees have had a full growing season.

55 Swan Pond Road – Plan Endorsement

Mrs. Romeo moved, seconded by Mr. Pearce and voted 5-0:

that the Community Planning Commission vote to endorse the plans entitled, “Verizon Wireless, North Reading 3 MA, 55 Swan Pond Road, North Reading, MA 01864, Middlesex County”; dated 5/9/2014; revised 2/6/2015; drawn by Hudson Design Group LLC.

0 Tower Hill Road – cell tower – P.H. 8:00PM

Mrs. Romeo read the public hearing notice into the record.

Attorney Daniel Klasnick of Duval & Klasnick LLC representing Verizon Wireless stated that they recently responded to an RFP and negotiated and entered into an agreement with the Town. The proposal is to install 12 panel antennas, 12 remote radio heads, 6 junction boxes on the municipal water tower at top height of 119’-3” above ground level and an equipment shelter with propane tank inside the expanded fence area.

Mr. Veno asked if the tree cutting could be kept to a minimum so there is no impact on the abutters.

Attorney Klasnick stated that they worked with the DPW Director Dick Carnevale in developing this particular location and everyone was mindful to keep it as far to the rear and away from the residences. They maximized the side yard setback from the nearest residence. They are not really improving the area because the T-Mobile facility already resides on the tank. There is a lot of space between the trees and they found a space to locate that would minimize cutting the trees.

Mr. Pearce asked how much of a buffer is there between the back of the property and the school.

Attorney Klasnick stated that from the tank it is 67’ from the rear lot line.

Mr. Hayden stated that Verizon's propane tank could be placed next to the town's tank and therefore fewer trees would need to be cut down.

Daniel Hamm of Hudson Design Group LLC stated that it would be too close to the building.

Mr. Hayden stated that there would still be 10½' to the building with both tanks placed in this area.

Daniel Hamm stated that they were trying to keep as far away from the property line as possible.

Attorney Klasnick stated that they would review this and discuss it at the next meeting.

Mrs. Romeo stated that on page 6, #9 of the application, description of site plan is checked off as commercial, but it is a residential area.

Mrs. McKnight stated that the use of the site is commercial, but the zoning is residential. The application does not specify.

Mr. Hayden stated that they will need to look at the application because it should probably be updated.

Mr. Bellavance stated that he would like to see what trees are proposed to be taken down, before they are cut.

Mr. Hayden stated that the trees could be flagged or the area could be staked.

Margaret Bradbury of 8 Tower Hill Road stated that she lives right next to the tower. She is representing the residents of Tower Hill Road and School Hill Lane. She has a petition signed by these residents opposing this site plan review. This is not new to the residents, they just feel that this is a residential area and they do not want any more businesses coming in. T-Mobile is in there because it was voted on at Town Meeting, but the abutters were not informed at that time. Three years ago T-Mobile wanted to increase the noise and she stood up and said that more companies are going to want to come in and she was told no. Last week there was a very loud noise and it was caused by the T-Mobile panel banging against the water tower.

Mr. Hayden stated that the water tower belongs to the town and therefore they should call the town if there are any issues.

Margaret Bradbury stated that there is a good buffer, but they do not want any more businesses.

Mr. Hayden stated that this commission is only permitting the use. The Board of Selectmen leased the rights to the tower last year which Verizon picked up.

Margaret Bradbury stated that there are other structures and places where these can be put.

Mr. Hayden stated for our topography it is hard to cover North Street and Haverhill Street because of the hills and there is not enough power for the rays to penetrate the trees.

Margaret Bradbury asked if it could be put on the tower at the DPW.

Mr. Hayden stated that it is full and only carries six tenths of a mile.

Mr. Pearce stated that the Telecommunications Act of 1996 mandates that the people who take possession of these frequencies provide coverage. A lot of times they were running into problems where the people of the communities did not want them because people were afraid that the antennae's were going to do damage, but this all went away. Approximately 2 years ago the Act was reinforced and took away some of the communities abilities to deny the permits.

Mrs. McKnight stated that this Special Permit was triggered because they are expanding the ground area.

Mr. Pearce asked what the times of maintenance would be done.

Attorney Klasnick stated that it is listed on the lease. The lease requires them to provide two business days in written notice prior to accessing the water tank to alter the premises or facility.

Mr. Pearce stated that it does not give hours.

Mr. Hayden stated that they could require specific hours for standard maintenance.

Mrs. Romeo moved, seconded by Mr. Veno and voted 5-0:

that the Community Planning Commission vote to continue the public hearing for 0 Tower Hill road until June 23, 2015 @ 8:00pm.

Planning Administrator's Update

Charles Street Ext.

Mrs. McKnight stated that Kip Ivester came in to town hall yesterday and gave an update. Dave Giangrande also happened to be in town hall and was involved in the discussion. She believes that Kip is now aware of when he needs to notify the office to ask for inspections. A revised bond has also been requested from DCI because Kip felt that some of the items not related to the off-site work should be removed. In terms of the bond, Kip asked her if the off-site work and bond could be phased. She suggested to him that this board would need to make that decision and that he should either show it illustrated on a plan or write it out. They are still waiting for Hayes Engineering to submit the land plan showing the new easement. Town Counsel will be working directly with the property owner of 3 Charles Street once the town has this easement plan.

Michael Bruno owner of the Charles Street Ext. subdivision asked if she had received any plans from Hayes Engineering.

Mrs. McKnight stated that the last plan was submitted to the Conservation Commission which showed most of what they needed, but after the plan was submitted Peter Ogren of Hayes Engineering, Kip Ivester and herself met with the DPW Director, Dick Carnevale to talk about showing a different location for the drain line coming off of the site down Charles Street. So they are waiting for this revised plan to reflect the changes discussed at that meeting.

Michael Bruno stated that he will see what he can do to get the plans submitted.

Mr. Hayden stated that there is a deadline for Charles Street. In the fall the town is going to be paving and the road will not be able to be open for five years.

MDI Grant

Mass. Downtown Initiative grant project (\$10,000.00) – Meeting with consultant The Cecil Group on June 23, 2015 @ 8:30am. Mrs. McKnight stated that they received the results for the traffic counts along Route 28 and the intersections and they were forwarded to the Consultant, Steve Cecil. This project is focused on the street scape improvement. Dan Mills will also be attending the meeting.

Mrs. McKnight stated that the meetings for the \$25,000.00 grant will probably not begin until end of the summer. She is working with MAPC to define the scope.

Kinder-Morgan

Mrs. McKnight stated that she will be attending an informational meeting about the Kinder-Morgan gas pipeline on June 15, 2015.

Adjournment at 9:50PM

Respectfully submitted,



Patricia Romeo, Clerk